



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanItip.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Old Stone Trough Lane, Kelbrook, BB18 6LW Offers In The Region Of £725,000

A CHARMING AND SPACIOUS FOUR-BEDROOM DETACHED FAMILY HOME SET IN APPROX. 1/2 ACRE OF LAND WITH NO CHAIN DELAY!

Nestled in the heart of a popular area of Kelbrook with generous private gardens and ample off-road parking, this four bedroom detached family home is being welcomed to the property market. Ideally suited for a growing family looking for their dream semi-rural retreat that retains surprisingly convenient access to the neighbouring towns of Colne, Burnley and Barnoldswick. The property flows internally with neutrally finished decor and traditional character features.

The property comprises briefly, to the ground floor: entrance into a welcoming hallway with stairs leading to the first floor and doors providing access to two reception rooms, a spacious kitchen/diner. The kitchen/diner and second reception room both provide access into the utility room. The main living room has doors a door providing access into a third reception room. To the first floor is a landing with doors leading to four bedrooms and a three-piece bathroom suite. The main bedroom has doors leading to an en suite shower room and a dressing room. Externally the property commands a generous plot with wrap around laid to lawn gardens with mature bedding areas, trees and shrubs with a stone built greenhouse and chicken run. The property is complete with gated off-road parking for numerous vehicles.

For further information, or to arrange a viewing, please contact our sales team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

# Old Stone Trough Lane, Kelbrook, BB18 6LW

## Offers In The Region Of £725,000



- Impressive Detached Property
- Spacious Reception Rooms
- Ample Off Road Parking
- EPC Rating: TBC
- Four Bedrooms
- En Suite & Dressing Room To Main Bedroom
- NO CHAIN DELAY
- Modern Fitted Kitchen
- Extensive Wrap Around Gardens
- Freehold, Council Tax Band G

### Ground Floor

#### Entrance Hallway

Hardwood front entrance door, UPVC double glazed window, central heating radiator, stairs to the first floor and doors to two reception rooms and kitchen.

#### Reception Room One

21'4 x 17'8 (6.50m x 5.38m)  
UPVC double glazed window, two central heating radiators, cast iron multifuel burning stove set in a Limestone fireplace, exposed beams, feature stone wall, door to reception room three and double glazed French doors to the side elevation.

#### Reception Room Three

20'8 x 8'2 (6.30m x 2.49m)  
Two UPVC double glazed windows and central heating radiator.

#### Reception Room Two

18' x 14'10 (5.49m x 4.52m)  
UPVC double glazed window, cast iron multifuel burning stove with stone hearth, exposed beams, four feature wall lights, door to the utility and double glazed French doors to the front elevation.

#### Utility Room

15'1 x 10'2 (4.60m x 3.10m)  
UPVC double glazed window, range of wall and base units with worktops and tiled splashbacks, tiled flooring, stainless steel sink, plumbing for washing machine, space for dryer and doors to WC, kitchen and to the rear.

#### WC

3'4 x 2'9 (1.02m x 0.84m)  
Low basin WC and tiled flooring.

#### Dining Kitchen

19'1 x 11'7 (5.82m x 3.53m)  
Range of wall and base units with laminate surfaces, ceramic one and a half bowl sink, range cooker with five ring hob, extractor hood, integrated Miele dishwasher, spotlights, travertine flooring and Velux window.

### First Floor

#### Galleried Landing

UPVC double glazed window, central heating radiator, loft access and doors to airing cupboard, four bedrooms and bathroom.

#### Main Bedroom

14'4 x 10' (4.37m x 3.05m)  
UPVC double glazed window, central heating radiator, two feature wall lights, coving and doors to en suite and dressing room.

#### Dressing Room

8'1 x 8' (2.46m x 2.44m)  
Central heating radiator, fitted wardrobes and spotlights.

### En Suite

7'9 x 5'10 (2.36m x 1.78m)  
UPVC double glazed frosted window, central heating towel rail, low basin WC, corner shower unit, pedestal wash basin, tiled elevations, illuminated mirror, spotlights, shaver point, extractor fan and tiled flooring.

### Bedroom Two

15'8 x 14'7 (4.78m x 4.45m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Three

14'8 x 9'3 (4.47m x 2.82m)  
Two UPVC double glazed windows and central heating radiator.

### Bedroom Four

9'10 x 8'8 (3.00m x 2.64m)  
UPVC double glazed window and central heating radiator.

### Bathroom

8'7 x 8'6 (2.62m x 2.59m)  
UPVC double glazed frosted window, central heating towel rail, tile panelled bath with shower overhead, low basin WC, pedestal wash basin, heated towel rail, tiled elevations, spotlights and tiled flooring.

### External

Set in approx. 1/2 acre of land including extensive wrap around laid to lawn gardens with mature trees, bedding areas, a gated driveway providing off road parking for numerous vehicles and access to a garage (22'10 x 9'10) which has a remote electric up and over door, power, light and a bore hole water filtration system which is shared with a neighbouring property. There is also a fenced in chicken run with 12" x 8" maintenance free chicken shed, stone built potting shed with mains electricity which is adjacent to the substantial mature rockery and large south facing rear patio area. To the rear of property is a 2,500 Ltr Kerosene tank and two coal bunkers.

